

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): St. Louis

State: MO

PJ's Total HOME Allocation Received: \$75,595,307

PJ's Size Grouping*: A

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:				PJs in State: 7			
% of Funds Committed	96.74 %	95.00 %	5	94.94 %	75	69	
% of Funds Disbursed	87.38 %	88.73 %	4	84.35 %	61	54	
Leveraging Ratio for Rental Activities	4.03	3.55	1	4.59	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	96.26 %	92.62 %	5	81.38 %	84	54	
% of Completed CHDO Disbursements to All CHDO Reservations***	80.54 %	74.70 %	3	68.05 %	74	69	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	75.48 %	69.64 %	3	79.65 %	32	28	
% of 0-30% AMI Renters to All Renters***	45.34 %	32.87 %	1	44.76 %	51	50	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.18 %	98.20 %	1	94.31 %	70	57	
Overall Ranking:			In State:	1 / 7	Nationally:	84 77	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$35,240	\$23,633		\$25,245	730 Units	21.50 %	
Homebuyer Unit	\$11,435	\$12,177		\$14,395	1,723 Units	50.70 %	
Homeowner-Rehab Unit	\$12,203	\$11,298		\$20,186	947 Units	27.90 %	
TBRA Unit	\$0	\$4,849		\$3,142	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): St. Louis MO

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$123,510	\$77,701	\$17,431
State:*	\$118,677	\$78,680	\$15,343
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.03

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	11.5	30.7	48.0	0.0
Black/African American:	86.5	63.3	50.2	0.0
Asian:	0.6	0.7	0.2	0.0
American Indian/Alaska Native:	0.0	0.1	0.1	0.0
Native Hawaiian/Pacific Islander:	0.0	0.1	0.1	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.1	0.3	0.0
Black/African American and White:	0.0	0.1	0.1	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.1	0.0
Other Multi Racial:	0.3	0.2	0.2	0.0
Asian/Pacific Islander:	0.4	3.0	0.0	0.0

ETHNICITY:

Hispanic	0.8	1.9	0.6	0.0
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HOUSEHOLD SIZE:

1 Person:	46.5	28.8	40.5	0.0
2 Persons:	20.2	24.0	26.3	0.0
3 Persons:	17.3	20.6	13.5	0.0
4 Persons:	9.3	15.3	10.0	0.0
5 Persons:	4.6	7.0	4.8	0.0
6 Persons:	1.5	3.0	3.0	0.0
7 Persons:	0.6	0.8	0.8	0.0
8 or more Persons:	0.1	0.6	1.1	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	37.2	40.7	34.6	0.0
Elderly:	25.7	2.7	23.3	0.0
Related/Single Parent:	30.2	34.9	16.6	0.0
Related/Two Parent:	4.3	16.8	19.6	0.0
Other:	2.5	4.9	5.8	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	43.1	0.1 [#]
HOME TBRA:	3.7	
Other:	6.4	
No Assistance:	46.8	

of Section 504 Compliant Units / Completed Units Since 2001 47

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): St. Louis State: MO Group Rank: 84
(Percentile)
State Rank: 1 / 7 PJs Overall Rank: 77
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	96.26	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	80.54	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	75.48	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	99.18	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	2.2	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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